

56 Highland Road,
New Whittington, S43 2EZ

£350,000

W
WILKINS VARDY

£350,000

DETACHED FAMILY HOME - THREE RECEPTION ROOMS - FOUR BEDROOMS - REAR GARDEN BACKING ONTO YOUR OWN WOODLAND

A well appointed detached family home offering 1,251 sq. ft. of versatile accommodation, ideally suited to modern family living. The property features a welcoming living room with French doors opening into a bright conservatory, a separate dining room, modern fitted kitchen, ground floor WC, and a former garage thoughtfully converted into an additional sitting room. Upstairs offers four comfortable bedrooms and a contemporary family bathroom. Externally, the property benefits from driveway parking for two vehicles and an attractive enclosed rear garden backing onto woodland, complete with a small stream, creating a peaceful and private setting.

Located in a popular residential area, the property is well placed for the local schools and amenities in New Whittington and for commuter links towards Chesterfield, Eckington, Dronfield and Sheffield.

- WELL APPOINTED DETACHED FAMILY HOME
- RE-FITTED GROUND FLOOR CLOAKS/WC
- THREE GOOD SIZED RECEPTION ROOMS
- MODERN FITTED KITCHEN
- UPVC DOUBLE GLAZED CONSERVATORY
- FOUR BEDROOMS
- RE-FITTED MODERN FAMILY BATHROOM
- EPC RATING: D
- DRIVEWAY PARKING & ATTRACTIVE MATURE ENCLOSED REAR GARDEN
- BACKING ONTO YOUR OWN WOODLAND

General

Gas central heating (Vaillant Combi Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 116.2 sq.m./1251 sq.ft.
Council Tax Band - C
Tenure - Freehold
Secondary School Catchment Area - Whittington Green School

On the Ground Floor

A composite side entrance door with glazed side panel opens into a ...

Entrance Hall

Fitted with oak flooring and having a staircase rising to the First Floor accommodation. Doors from here give access to a cloaks/WC, sitting room and dining room.

Re-Fitted Cloaks/WC

6'5 x 2'11 (1.96m x 0.89m)
Fitted with tiled flooring and having a 2-piece white suite comprising a hand wash basin with tiled splashback and storage below, and a concealed cistern WC.

Sitting Room

17'6 x 8'9 (5.33m x 2.67m)
Former garage which has been converted to a form a good sized versatile room, fitted with wood flooring and having a window overlooking the front of the property.

Dining Room

10'5 x 9'5 (3.18m x 2.87m)
A good sized front facing reception room fitted with oak flooring. This room also has a useful built-in under stair store cupboard.

Kitchen

10'2 x 9'0 (3.10m x 2.74m)
Being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over.
Inset 1½ bowl single drainer composite sink having downlighting above.
Integrated appliances to include a dishwasher, washing machine and fridge.
Included in the sale is the freestanding cooker with concealed extractor over.
Laminate flooring and window overlooking the rear garden.
A uPVC double glazed door gives access onto the side of the property.

Living Room

13'7 x 13'6 (4.14m x 4.11m)
A spacious reception room having a feature fireplace with wood surround, marble inset and hearth, and an electric stove.
uPVC double glazed French doors with matching glazed side panels overlook and open into the conservatory.

uPVC Double Glazed Conservatory

14'1 x 8'1 (4.29m x 2.46m)
Fitted with laminate flooring and having French doors opening to the rear garden.

On the First Floor

Landing

Having a built-in storage cupboard which houses the Vaillant gas boiler. Access hatch with built-in ladder to loft space.

Bedroom One

14'1 x 8'8 (4.29m x 2.64m)
A good sized double bedroom having a side facing window and a Velux window. This room also has a range of built-in wardrobes with sliding doors along one wall.

Bedroom Two

12'0 x 8'6 (3.66m x 2.59m)
A good sized rear facing double bedroom having two built-in double wardrobes.

Bedroom Three

10'4 x 8'4 (3.15m x 2.54m)
A front single bedroom fitted with laminate flooring. A door gives access into a useful store room.

Bedroom Four

8'8 x 8'2 (2.64m x 2.49m)
A rear facing single bedroom currently used as an office.

Re-Fitted Family Bathroom

7'11 x 5'5 (2.41m x 1.65m)
Being fully tiled and fitted with a white 3-piece suite comprising a panelled bath with glass shower screen and electric shower over, semi recessed hand wash basin with vanity unit below, and a concealed cistern WC.
Mirror with lighting and shaver point.
Chrome flat panel radiator.
Tiled floor and downlighting.

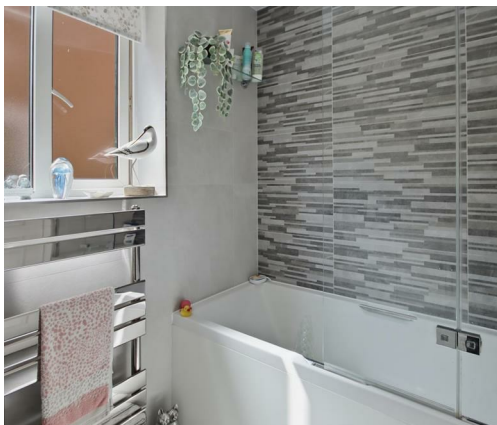
Outside

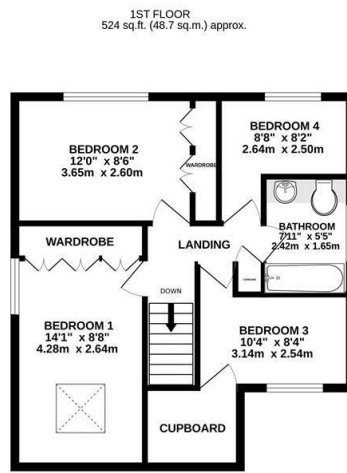
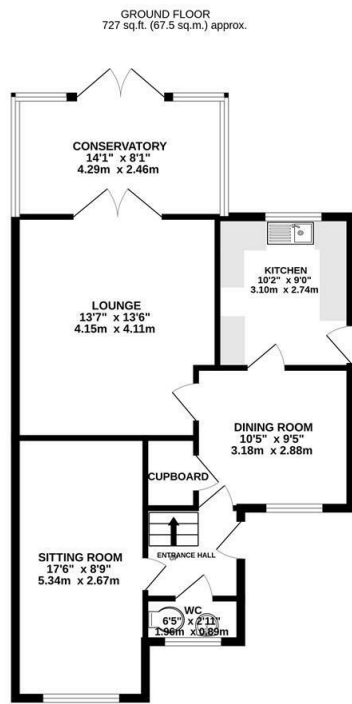
A paved driveway to the front of the property provides off street parking. There is also a lawned garden with mature tree.

A path gives access down the side of the property to an enclosed east facing rear garden which comprises of a paved patio and a lawn with mature and well stocked borders. There is also a hardstanding area with two garden sheds.

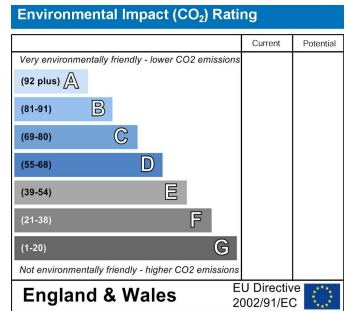
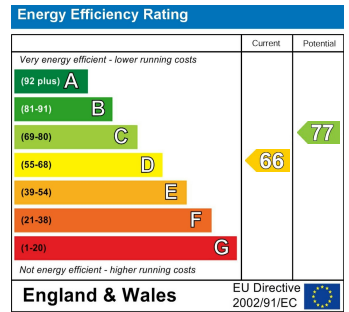
Steps lead down to a tiered garden section which is filled with an abundance of plants, shrubs and trees and has a stream running along the bottom.

A bridge leads to a woodland area.





TOTAL FLOOR AREA: 1251 sq ft. (116.2 sq m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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VIEWINGS

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014

Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, electric stove, kitchen appliances, shower unit, plumbing installations, and electrical system referred to in these particulars were all in working order, however, no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Whittington Green School Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

Validation Of Offers

In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.



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